

## OFFICIAL SUMMARY MINUTES

The Miami Downtown Development Authority  
Board of Directors Meeting  
Friday, December 16, 2016  
8:30A.M

**BOARD MEMBERS PRESENT:**

Neisen Kasdin, Vice Chair  
Alvin West, Board Treasurer  
Bruno Barreiro  
Alicia Cervera  
Jose Goyanes  
Julie Grimes  
Jerome Hollo  
Danet Linares  
Dr. Rolando Montoya  
Alan Ojeda  
Gary Ressler  
Kim Stone  
Greg West

**BOARD MEMBERS ABSENT:**

Ken Russell, Chairman  
Jose Goyanes  
John Guitar  
Richard Lydecker  
Nitin Motwani

**OTHER:**

Alyce Robertson, Executive Director  
Karry Maravilla, Board Secretary  
John Greco, Deputy City Attorney  
City of Miami

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### 1. ROLL CALL

In absence of DDA Board Chairman Ken Russell, Vice Chairman, Neisen Kasdin called the meeting to order at 8:45am and welcomed members of the Board and the public to the December 16<sup>th</sup>, 2016 Miami DDA Board of Directors Meeting and proceeded with the roll call.

### 2. Miami City Clerk – Oath of Office

Miami City Clerk Todd B. Hannon administered the oath of office to:

- Gary Ressler – New Appointment
- Greg West – New Appointment  
*Gary Ressler and Greg West expressed their excitement about serving on the DDA Board.*
- Danet Linares – Re-appointment
- Alan Ojeda – Re-appointment

### 3. SPECIAL RECOGNITIONS

- **Julie Grimes and Dr. Rolando Montoya**

Miami DDA Departing Board Members Julie Grimes and Dr. Rolando Montoya were recognized for their achievements and contributions to the DDA Board, they were presented with tokens of appreciation from the DDA Board members and DDA staff. DDA Board members commended Ms. Grimes and Dr. Montoya for their dedication and hard work while serving on the DDA Board.

After their special recognition, Julie Grimes and Dr. Montoya asked to be excused from the rest of the meeting.

- **Downtown Enhancement Team - Armando Silva**

Vice Chairman Neisen Kasdin recognized Armando Silva member of the Downtown Enhancement Team who was selected as DET Team member of the Year by his peers and supervisor.

- **Downtown Ambassador - Emmanuel Mendoza**

Vice Chairman Neisen Kasdin recognized Emmanuel Mendoza member of the Downtown Ambassadors Team as Ambassador of the Year by his peers and supervisor. In attendance Operation Manager Ivesly Francoise.

### 4. PRESENTATIONS:

- **Deborah Spiegelman - Chief Executive Officer (PRESENTATION WAS CANCELLED)**

Miami Children's Museum

### 5. COMMITTEE(S) REPORT Program Committee(s)

- Nominating Committee Update- Vice Chair Neisen Kasdin

Neisen Kasdin reported that John Guitar had resigned from the DDA Board and withdrew his application for re-appointment to the DDA Board. Mr. Kasdin made a motion to recommend the nomination of Marta Vicedo to the DDA Board. Al West moved to approve the motion and Gary Ressler seconded.

Discussion ensued about agenda Reso 035/2016. Kim Stone asked if anyone from the Nominating Committee was present and Mr. Kasdin indicated that he was a member of the committee. Alicia Cervera expressed her disappointment about the outcome of the nomination process, she felt that two hours of vigorous discussion at the previous Board meeting, resulted in no change from the Nominating Committee. With the resignation of a Board member that many Board members thought was a great contributor with regards to transportation, Ms. Cervera suggested that the committee should have reconvened as a show of respect to all the Board members who just like her, volunteer their time and should be taken seriously.

Al West stated that he made the motion because members of All Aboard Florida were nominated to sit at each of the DDA's committees and perhaps would be considered for future Board seat nominations.

Neisen Kasdin expressed his disappointment concerning the manner in which the integrity of the nominating process was wrongly attacked, as the process has been transparent, inclusive and deliberative, largely driven by Commissioner Russell. The process included outreach and advertisement of the Board seat vacancies through printed and social media, resulting in more than sixty applications.

Highly competent applicants were considered, the nominating committee met four times to discuss and review the applications. He thought that it was very unfortunate that the whole process was attacked vigorously. Mr. Kasdin added that the request to reconsider John Guitar's Board application was legitimate and committee members agreed to examine the request.

Alicia Cervera, assured Mr. Kasdin that this was not her opinion about the process. The issue was that the Board had a member, John Guitar, who wanted to continue to serve and he was asked to leave, even though he represents one of the largest contributors to this community. The Board did not challenge the integrity of the process as the two nominated candidates were unanimously accepted.

Neisen Kasdin, added that he didn't feel that Ms. Cervera questioned the process, but at least one Board member made an issue about the process and that was unfortunate. Ms. Cervera added that does not negate what happened and though it was unpredictable that Mr. Guitar withdrew his application, the nominating committee proceeded to nominate the same individual without bringing additional options to the Board which was disappointing to her.

For the record, Kim Stone expressed that although the Board has integrity and she enjoys serving on this Board where everyone brings great things to the community, things have happened recently that could inadvertently cause our integrity to be questioned and should be addressed.

The motion was introduced again by Neisen Kasdin, moved by Al West and seconded by Gary Ressler. The motion passed unanimously.

**For the record:**

At the end of the meeting, Board member Alan Ojeda asked about voting on items, he said that for Reso 035/2016, there were three "yes" votes and no registered "no" votes, and several Board members stayed silent during the process. Mr. Ojeda asked how the vote is recorded in the minutes.

Alicia Cervera stated that she stayed silent when the item was considered as she wished to abstain from voting. She wanted to be clear that she didn't want to register a "no" vote, as she didn't want to challenge the Board discussion and Commissioner Russell, but also did not want to vote in favor. Ms. Cervera asked that the record reflect that she abstained from voting on Reso 035/2016.

Deputy Attorney John Greco explained that under Florida Law all Board members are required to vote as a condition of being part of a Board. There is no abstention vote option. If a Board members wishes to refrain from voting they must provide proof that there is a legal conflict of interest involved.

It was established that a quorum of the Board was still present and that Board could re-vote on the item so they could register their vote.

Alicia Cervera asked that her concerns be noted for the record and that she would vote yes on Reso 035/2016.

Bruno Barreiro stated for the record, that the nomination request of John Guitar should have been handled differently, but he was in favor of supporting the recommendation of the Nominating Committee and would vote yes.

Al West moved the recommendation of Marta Vicedo for Board member, Gary Ressler seconded the motion and it was passed unanimously by the Board members present.

- Arts, Culture and Entertainment - Chair: Kim Stone  
*The committee members did not meet this month. No report was provided.*
- Business Development & Marketing - Chair: Nitin Motwani  
*The committee members did not meet this month. No report was provided.*
- Quality of Life – Chair: Jose Goyanes  
Jennifer Rodero introduced Resolution 034/2016. Executive Director, Alyce Robertson explained that this item was the moving the existing façade property improvement program that is handled by the Downtown Miami Partnership (DMP) in-house to be administered by Antione Williams who is the Miami DDA Business Concierge. Alan Ojeda asked if the DDA is the only one doing this project. Ms. Robertson responded that the City has a similar program that they do in low income areas. She explained that the Miami DDA’s program had been focused on the historical central business district in order to raise the quality and appeal of the area. Gary Ressler added that it has been over 15 years since similar programs were started with community block grant programs and it has been a very successful program for the central business district. Alan Ojeda asked what was the length of the program. Ms. Robertson responded that for this fiscal year \$300,000 has been allocated in the budget which includes matching funds from the applicants to complete the projects. Funds are disbursed after the project has been completed. Jennifer Rodero continued the report and informed the Board that a new Downtown Police Commander, Jose Fernandez, was appointed. He will be invited to the next Board meeting. In addition, the Pit Stop 2.0 program with permanent bathrooms has a second location at Bayfront Park which has been a success. The permanent restroom unit to be located underneath the Metrorail by Government Center is in production.
- Transit, Connectivity and Mobility - Chair: Alan Ojeda  
*Alan Ojeda reported that his committee did not meet this month. No report was provided*
- Urban Placemaking - Chair: Jerome Hollo  
*The committee members did not meet this month. No report was provided.*
- Flagler Street Task Force - Chair: Neisen Kasdin  
Brian Alonso reported that he had seen some significant progress on the Flagler Street Project and that the contractor has received several notices of violation. The area by the Courthouse is showing improvements. Members of the Board asked if the timeline has been revised. Hector Badia reported that the deadline is July 2018 as per the current schedule. Gary Ressler expressed his belief that the project would take a decade to be completed. Mr. Badia mentioned that the next schedule would be updated next week. Alicia Cervera asked Mr. Badia to convey the message to the City that the current schedule is unacceptable. Al West mentioned that at the last Board meeting there was a robust resolution about this issue and the Miami DDA should make sure that all points are covered to move forward. Brian Alonso mentioned that one of the biggest issues was that the City had a bad contractor which caused delays. It’s hard when the procurement process yields a bad contractor and there is little that can be done. This has impacted negatively the businesses that surround the area. Commissioner Barreiro added that when bids are submitted, the award does not necessarily have to be granted to the lowest responsible bidder, but the one that is more competent to complete the job requested. Mr. Badia agreed. Neisen Kasdin mentioned that had the DDA been involved in the process conducted by

the City, the current situation would be different. Greg West suggested that a notice of termination should be issued and the bonding company be notified. John Greco mentioned that he was at a meeting where several issues about this project were brought into consideration with the heads of F.H. Paschen and he feels that the DDA pushing this issue has helped. Commissioner Bruno Barreiro asked that the DDA should be present at these meetings with the City and be invited to participate since the DDA got the funding for the project. Neisen Kasdin asked if there were any suggestions that the Board would like to make. The Board members requested that Assistant City Manager, Alberto Parjus be invited to the next Board meeting to report on the issues pertaining to Flagler Street and the contractor.

## 6. FINANCIAL REPORT – NOVEMBER 30, 2016

Carolina Londono presented Financial Report with no reporting issues. Ms. Londono informed the Board members that she is currently working on the annual audit report with the Watson & Rice Firm and a Finance Committee meeting would be scheduled in January where the auditors will present their findings.

## 7. EXECUTIVE DIRECTOR REPORT – Alyce M. Robertson

Alyce Robertson report to the DDA Board members included the following information:

- Biscayne Green Press Conference is scheduled for January 6, 2017 at 11:00 a.m., Mayor Tomas Regalado and Commissioner Ken Russell will speak at this event, staff is working to get state representatives, city and county commissioners to attend.
- BNA Expansion study –Alicia Cervera has agreed to participate on this project. A meeting with BNA is set for January 5<sup>th</sup>, 2017 to discuss next steps.
- DDA participated in Public Transit Day December 9<sup>th</sup>, 2016.

## 8. LEGISLATIVE ITEM(S)

[Note: All legislative items are recommended by the Executive Director]

### 8A. APPROVAL OF MINUTES – November 18<sup>th</sup>, 2016

*Danet Linares moved to approve item, Kim Stone seconded, and the motion passed unanimously by the Board Members present.*

### 8B. RESOLUTION NO. 033/2016

A RESOLUTION OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") OF THE CITY OF MIAMI, FLORIDA APPROVING THE 2015/16 ANNUAL REPORT IN ACCORDANCE WITH CITY CODE SECTION 2-890-892.

*Al West moved to approve item, Danet Linares seconded, and the motion passed unanimously by the Board Members present.*

### 8C. RESOLUTION NO. 034/2016

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH A GRANT/INCENTIVE PROGRAM FOR THE IMPROVEMENT OF BUILDING FACADES IN THE DOWNTOWN DISTRICT; ACCEPTING THE PROGRAM GUIDELINES

AND STANDARD CONTRACT IN SUBSTANTIALLY THE ATTACHED FORM; PROVIDING AUTHORITY TO THE QUALITY OF LIFE COMMITTEE TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS PER THE ESTABLISHED GUIDELINES, GRANT FUNDING AVAILABILITY, AND DDA BUDGET APPROVAL.

***Kim Stone moved to approve item, Alan Ojeda seconded, and the motion passed unanimously by the Board Members present.***

**8D. RESOLUTION NO. 035/2016**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, ACCEPTING THE NOMINATING COMMITTEE’S RECOMMENDATION NOMINATING MARTA VICIEDO TO THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY; SAID NOMINEE TO BE SUBMITTED TO THE MIAMI CITY COMMISSION FOR CONFIRMATION AS REQUIRED.

***Al West moved to approve item, Gary Ressler seconded, and the motion passed unanimously by the Board Members present.***

***\*See DDA Board Members comments under Agenda Section 5 - Nominating Committee Updates\****

**9. Meeting Adjournment**

*The meeting was adjourned at 11:00AM by general consent.*